

184.0

0007

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

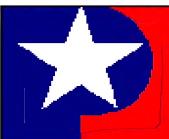
675,100 / 675,100

USE VALUE:

675,100 / 675,100

ASSESSED:

675,100 / 675,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VIRGINIA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRODERICK RICHARD M--ETAL	
Owner 2: BRODERICK BARBARA E	
Owner 3:	

Street 1: 11 VIRGINIA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 1434 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
6118	Sq. Ft.
Site	
0	Depth / PriceUnits
70.	Unit Type
0.997	Land Type

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6118.000	252,600		422,500	675,100		124056
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT								Parcel ID	184.0-0007-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,600	0	6,118.	422,500	675,100		Year end	12/23/2021
2021	101	FV	245,400	0	6,118.	422,500	667,900		Year End Roll	12/10/2020
2020	101	FV	245,400	0	6,118.	422,500	667,900	667,900	Year End Roll	12/18/2019
2019	101	FV	210,400	0	6,118.	422,500	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	210,400	0	6,118.	356,100	566,500	566,500	Year End Roll	12/20/2017
2017	101	FV	210,400	0	6,118.	325,900	536,300	536,300	Year End Roll	1/3/2017
2016	101	FV	210,400	0	6,118.	277,600	488,000	488,000	Year End	1/4/2016
2015	101	FV	205,400	0	6,118.	241,400	446,800	446,800	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	12489-6		7/30/1973		37,000	No	No	N			

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/27/2001	882	Re-Roof	3,200	C					8/25/2018	Inspected	PH	Patrick H			
									7/11/2018	MEAS&NOTICE	CC	Chris C			
									11/12/2008	Meas/Inspect	345	PATRIOT			
									11/6/2000	Hearing N/C	264	PATRIOT			
									3/2/2000	Inspected	276	PATRIOT			
									1/4/2000	Mailer Sent					
									12/29/1999	Measured	263	PATRIOT			
									7/21/1993		KT				

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/Ha:	0.14045	Total SF/SM:	6118	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,478	Spl Credit		Total:	422,500
Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.														

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 1	Rating: Average			OF=BMT SINK. PDAS.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: BLUE				A Kits:	Rating:																
View / Desir:				Frl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1949	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall				Functional:		%		Interior:	1	6	3	M									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	26.4 %			Plumbing:													
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 130.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	6	3										
Insulation: 2 - Typical				Adj \$ / SQ: 175.482																	
Int vs Ext: S				Other Features: 80500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 343240																	
% Com Wal	% Sprinkled			Depreciation: 90615				Juris. Factor:													
				Deprecated Total: 252625				Special Features: 0													
								Before Depr: 175.48													
								Val/Su Net: 108.97													
								Final Total: 252600													
								Val/Su SzAd: 200.48													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 184.0-0007-0012.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							